



Indianapolis Housing Agency

HOPE VI
CSS Program Implementation to
Mandatory Work



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- The Indianapolis Housing Agency demolished Brokenburr Trails in 2003 removing 250 units from the rental market.
- When this community was shut down there were less than 20 families living at Brokenburr.
- These families were given first right of refusal when the construction of the new HOPE VI units were completed.



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- The community that surrounded Brokenburr Trails consisted of low-income families, small framed houses, and retired elderly homeowners.
- When Brokenburr Trails was demolished in 2003, to make way for the new HOPE VI construction, plans for a future resident self-sufficiency criteria were created. The CSS workplan included a selection criteria list called HOPE VI CSS Services Eligibility List for potential residents. In addition to the few residents that had moved from Brokenburr IHA included the surrounding community as a part of the eligibility list in order to get the 58 new HOPE VI public housing units filled when ready.



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- IHA's new HOPE VI community named Red Maple Grove is located on the south side of Indianapolis, the Eligibility List consisted of services acknowledging this location first such as: 1) the families that were relocated from Brokenburr, 2) other public housing residents on the south side, 3) other public housing residents in the city, 4) Section 8 residents, and lastly, 5) other qualified residents in the city.
- Also, other identified needs were: case management, career development assistance, job skills training, GED, youth development services, transportation, homeownership counseling, and tenancy counseling.



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- Services needed were identified through a needs assessment that included resident surveys, focus groups, community meetings, and analysis of census data.
- It was also determined that two additional needs had to be met they were:
 - A) mandatory work requirement, and
 - B) a contract for CSS services.



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A. Mandatory Work Requirements

All residents must be employed at time of move-in. And, at time of recertification the head-of-household must be employed at least 20-hours a week or enrolled full-time in school. This information is included in the lease.

Contractual services for CSS are on going and self-sufficiency services are being offered to all residents.



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B. Contract of CSS Services

Self-sufficiency services to this south side community were identified and contracted to include full-time services.

- The CSS contractor monitors applications for occupancy and refers applicants to the property management company. In addition, the contractor offers job readiness training, case management, career development assistance, transportation and tenancy counseling. And, the contractor will refer applicants to job skill training, employment opportunities, and educational opportunities, these services are tracked through Tracking-At-A-Glance. The CSS contractor must work with IHA's Section 3 program.
- Since the completion of the on-site community room the CSS contractor is located on-site and offers services to all residents.



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- IHA recently opened a child care facility at one of the two south side communities near Red Maple Grove. We offer child care assistance.
- This newly developed community now has a community center with a gym, office space, a computer lab, a large community room, and an outside pool.